1st

Bill Garrett Davidson County
Batch# 128005 DEEDWARR
08/13/2018 10:59:51 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180813-0079578

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Cynthia Everett
822 Williamsburg West Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Franklin American Mortgage Company, ISAOA/ATIMA
6100 Tower Circle, Ste 600
Franklin, Tennessee 37067

MAP 142
GROUP 06 C
PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1 Public Homes, LLC a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cynthia Everett and Richard Lyman, wife and husband**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAN D IN DAVIDSON COUNTY, STATE OF TENNESSEE, DISCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, **BEING** UNIT NO. "B" OF LOT NO. 17 ON THE SITE PLAN OF DORAL COUNTRY VILLA, SECTION 5, OF RECORD IN BOOK 5050, PAGE 93, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COM PLETE LEGAL DESCRIPTION.

Being the same property conveyed to 1 Public Homes, LLC a Tennessee limited liability company by deed from Wilson & Associates,PLLC, as Sucessor Trustee, of record in Instrument No 201803120023226, Register's Office for said County, dated March 2, 2018, and Recorded on March 13, 2018

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5050, page 93, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 822 Williamsburg West Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cynthia Everett and Richard Lyman, wife and husband, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 10th day of August, 2018.

1 Public Homes, LLC a Tennessee limited liability company

Eric Sox

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **1 Public Homes, LLC a Tennessee limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 10th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

Cynthia L. Everett

AFFIANT

Subscribed and sworn to before me on this 10th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC